

Minutes

Covent Garden Community Association

Planning Sub-Committee meeting held on Monday, 26 January 2015
at 17:00 at Covent Garden Community Centre (Shelton Room), 42 Earlham Street WC2H 9LA

www.CoventGarden.org.uk



1. Attendance

1.1 Apologies received: Rhu Weir, Richard Hills

1.2 Present: Elizabeth Bax, Robert Bent, Shirley Gray, Selwyn Hardy, Gary Hayes, David Kaner, Jo Weir, Meredith Whitten

2. Presentation: None scheduled

3. Planning Applications & Appeals

	Address & Application No.	Proposal	Comments
CAMDEN APPLICATIONS			
3.1	22 Tower Street WC2H 9TW 2014/7637/P C3/English Rose Estates (Tower St) Ltd.; Leith Planning Ltd. (agent)	Variation of condition 2 (development in accordance with approved plans) to amend the mix of residential units by reducing the number of studio units and increasing the 2 x 2 bed units by a further 2 units as granted under reference 2014/3425/P dated 26-11-14 for change of use from offices (B1a) to residential units (C3).	No objection Photos: http://tiny.cc/zmarix , http://tiny.cc/hmarix & http://tiny.cc/zlarix Documents: http://goo.gl/a90852 Note: See 2014/3425/P.
3.2	210 Shaftesbury Avenue WC2H 8DP 2014/7868/P Shaftesbury Theatre/The Theatre of Comedy; Co.; Benefits Associates Architects (agent)	Variation of conditions 3 (in accordance with approved plans) & 4a (section drawings of flytower) due to refinement of design resulting in removal of 1 storey of accommodation, reduction in building height by approximately 1.3m and development of cladding details granted under reference 2012/2366/P dated 14-06-13.	No objection Photo: http://goo.gl/tN2I95 Documents: http://goo.gl/Sp1HQ8
3.3	40-42 Parker Street WC2B 5PQ 2014/7745/P B1/Sydney Wharf Ltd.; Savills (agent)	Erection of 2 storey roof extension with terraces, to create 2 x two bedroom units and 1 x three bedroom unit	While the CGCA does not object, we lament that the applicant has missed an opportunity to propose a design that is more in keeping with this interesting, warehouse-style building, which although not listed, does contribute to the character of the area. The proposed roof extension, while perhaps not visible from the street, is visible from many vantages in the surrounding area and, thus, the CGCA would prefer to see a design that complements the existing building and its setting more appropriately. Photo: http://goo.gl/ooK00Q Documents: http://goo.gl/u4J1Zb
WESTMINSTER APPLICATIONS			
3.4	11-12 Floral Street WC2E 9DS 14/11994/FULL The Sanctuary & Y-3/Capco; Gerald Eve (agent)	Demolition and new build behind retained facade and introduction of sub-basement and fourth floor to 11 Floral Street and alterations to 12 Floral	Objection. The CGCA objects to the proposed external changes and to the proposed design, as they do not reflect the character of the surrounding conservation area in

		<p>Street to provide health and fitness club including ancillary restaurant (Class D2) at sub-basement to first floor, retail (A1) at ground floor and nine residential units (C3) at second floor and above at 11 Floral Street and first floor and above at 12 Floral Street; and associated works.</p>	<p>general or of these buildings in particular. The colour, materials and features, such as the style of the proposed windows, contribute to a lack of sympathy for the character of Floral Street and the conservation area. As a result, the proposed elevation at ground and first floors at No. 11 appears as a separate unit, unrelated and disconnected from other elements of the building. For example, the existing arched windows greatly contribute to the character of the building, but they are partly replaced and partly hidden by the proposed shopfront design. This shopfront's modern, glass-heavy design clashes with the traditional appeal of the existing windows. Additionally, the increased massing at No. 11 is incongruous with the rest of the building as well as the listed building next door. The two buildings must be considered together, given these proposals. As such, the proposed changes to No. 11 detract from the character of No. 12, a landmark, Italian-style listed building.</p> <p>The CGCA does not object to the change of use, provided the health club use is specific to this applicant.</p> <p>Photos: http://goo.gl/btDgav & http://goo.gl/ICIMS2</p> <p>Documents: http://goo.gl/zASZyL</p> <p>Note: Listed building</p>
3.5	<p>Long Acre 14/12386/COADV <i>Westminster City Council</i></p>	<p>Display of 22 non-illuminated banners attached to lamp columns along Long Acre each measuring 2m x 0.8m with commercial consent for a temporary period until January 2018.</p>	<p>Objection. The CGCA strongly object to this application, which we consider wholly inappropriate in the Covent Garden Conservation Area. The proposed banners would result in long-term visual clutter that is obtrusive, visually impairs the siteline on one of the main streets in the conservation area, and changes the tone of the conservation area by adding an unacceptable commercialisation of Covent Garden.</p> <p>The proposal conflicts with WCC's UDP Policy DES 8: Signs and Advertisements. Policy 10.101 states: "Flags and banners can have an adverse impact on the appearance of buildings and the streetscape, by obscuring the façade of buildings and contributing to visual clutter. In streets throughout the city such displays will generally be unacceptable in principle."</p> <p>Policy 10.103 says: "Advertisements, such as promotional banners, on light columns and other street furniture, introduce visual clutter to streets and have a significantly adverse effect on the appearance of the streetscape and the amenity of areas." And, 10.95 maintains that "promotional banners ... are inappropriate to the character of Westminster's streets." These policies are</p>

			<p>particularly relevant in a conservation area.</p> <p>We question why WCC made such an effort to rid the conservation area of street clutter, only to propose such visual clutter in its place.</p> <p>Photo: See documents</p> <p>Documents: http://goo.gl/CpRDdw</p>
3.6	<p>St. Martin's Lane 14/12385/COADV <i>Westminster City Council</i></p>	<p>Display of 14 non-illuminated banners attached to lamp columns along St Martin's Lane each measuring 2m x 0.8m with commercial consent for a temporary period until January 2018</p>	<p>See 3.5 – same comments apply.</p> <p>Photo: See documents</p> <p>Documents: http://goo.gl/xluOp7</p>
3.7	<p>42 Maiden Lane WC2E 7LJ 14/12452/FULL <i>B1/Capco; Gerald Eve (agent)</i></p>	<p>Change of use of part basement, part ground floor and first to fifth floors from office (Class B1) use to create 3x1bed and 1x2bed residential flats (Class C3) and associated external works.</p>	<p>Objection. The CGCA strongly objects to the continuing loss of office space in Covent Garden. In particular, we are concerned about the loss of small office space. Such space supports small- and medium-sized businesses, which often are the types of innovative, creative and knowledge-based economy jobs that London and the UK have made it a policy to attract. Without adequate space in Central London, these businesses cannot flourish or even exist in the Capital. We note Westminster's concern about the loss of office space, as well. In an article published by the Financial Times on 1 September 2014, Councillor Robert Davis is quoted as saying that "loss of office floor space is now a serious issue" in Westminster. Further, Booklet 6, "Westminster's Economy," seeks to protect accommodation suited to small businesses, such as that at 42 Maiden Lane.</p> <p>Additionally, the CGCA notes that this location is not suitable for residential accommodation, as Maiden Lane is a designated police high-stress area due to the street's saturation with bars and restaurants and anti-social behaviour, particularly in the evenings and at weekend, when residents would be most likely to be in the proposed residential units. Although the applicant has designed the units with the bedrooms to the rear, the street is not conducive to residential use, particularly long-term residents that will be invested in the local community. Instead, the residential units will appeal to short-term guests, and thus will not contribute to the residential vibrancy of the neighbourhood, as the applicant claims.</p> <p>Photo: http://goo.gl/uMca3F</p> <p>Documents: http://goo.gl/pUWLdO</p> <p>Note: Listed building</p>
3.8	<p>22-23 James Street WC2E 8NS 14/12456/FULL</p>	<p>Installation of a replacement shopfront into existing recess and associated external works.</p>	<p>Objection. The applicant has missed an opportunity to replace the existing shopfront with a more traditional style that is more in keeping with the conservation area,</p>

	A1/Capco; Gerald Eve (agent)		<p>especially in a highly visible location such as this. For example, the shopfront should include stall risers. Examples of more appropriate shopfronts that reflect the character and function of the conservation area can be found also on James Street, such as Nos. 29 and 30.</p> <p>Photo: http://goo.gl/SZ4yhZ</p> <p>Documents: http://goo.gl/zyR3C9</p>
3.9	<p>24 Charing Cross Road WC2H ODT</p> <p>14/11524/FULL</p> <p>Byron/Byron Hamburgers; Michaelis Boyd Associates (agent)</p>	Installation of new shopfront.	<p>Objection. The proposed shopfront's design, including the proposed colour scheme, is out of keeping with the conservation area as well as the appearance of this building, located in a highly visible position, to both vehicular and pedestrian traffic, on Charing Cross Road and Cecil Court.</p> <p>According to Westminster's policies regarding design and shopfronts in conservation areas (as discussed in "Shopfronts, Blinds and Signs - A Guide to their Design" as well as UDP policy DES 9), development will not be permitted that has "a visibly adverse effect upon the area's recognised special character or appearance." The proposals show no respect to the character of Cecil Court, including the traditional shopfronts, which are frequently used in films because of their traditional appearance.</p> <p>Photo: http://goo.gl/TZkwyA</p> <p>Documents: http://goo.gl/8MiyxX</p>
3.10	<p>9 Henrietta Street WC2E 8PX</p> <p>14/12546/FULL</p> <p>B1/Capco; Gerald Eve (agent)</p>	<p>Use of part ground floor and 1st-3rd floors to provide 3 x 1 bed flats (C3). Use of 3rd-floor flat roof as a terrace. Installation of new railings, satellite dish at roof and new door at rear 1st and 3rd floor. Installation of mechanical plant at rear 1st floor. New skylights and associated external alterations. Associated internal alterations.</p>	<p>Objection. The CGCA objects to the continuing loss of office space in Covent Garden. In particular, we are concerned about the loss of small office space. Such space supports small- and medium-sized businesses, which often are the types of innovative, creative and knowledge-based economy jobs that London and the UK have made it a policy to attract. Without adequate space in Central London, these businesses cannot flourish or even exist in the Capital. We note Westminster's concern about the loss of office space, as well. In an article published by the Financial Times on 1 September 2014, Councillor Robert Davis is quoted as saying that "loss of office floor space is now a serious issue" in Westminster. Further, Booklet 6, "Westminster's Economy," seeks to protect accommodation suited to small businesses, such as that on Henrietta Street.</p> <p>Photo: http://goo.gl/91kMQ7</p> <p>Documents: http://goo.gl/FkSoU2</p> <p>Note: Listed building</p>
3.11	10 Henrietta Street WC2E 8PS	Use of part ground floor and 1 st to 4 th floors to provide three flats (2 x 1 bed	See 3.10 – same comments apply

	14/12551/FULL B1/Capco; Gerald Eve (agent)	and 1 x 2 bed) (C3). Use of the fourth floor flat roof as a terrace and provision of railings. Installation of replacement mechanical plant at rear 1st floor and associated external works. Associated internal works.	Photo: http://goo.gl/91kMQ7 Documents: http://goo.gl/Ocx4m1 Note: Listed building
3.12	10 James Street WC2E 8BT 14/12009/FULL B1a/McMullen and Sons Limited; Barker Parry Town Planning Ltd. (agent)	Change of use of first floor from offices (Class B1) to restaurant (Class A3) in connection with the ground floor public house.	The CGCA does not object provided any permission granted includes the following conditions to protect the amenity of nearby residents: Restrict servicing and deliveries to between 08:00 and 20:00; specify that drinking at tables must be ancillary to a table meal with waitress/waiter service; hours must be no later than midnight; and the use of glass crushers to reduce the noise impact of empty bottles being removed from the premises. Photo: http://goo.gl/NE9dzC Documents: http://goo.gl/LSJg2F Note: Listed building

4. Tables and Chairs

CAMDEN APPLICATIONS			
None			
WESTMINSTER APPLICATIONS			
4.1	10 Upper St Martin's Lane London WC2H 9FB 14/12321/TCH Cantina Laredo/Oriole Restaurants Limited; Rolfe Judd (agent)	Use of an area of the public highway measuring 18m X2m reducing to 1.3m to the northern end, for the placing of nine tables, 32 chairs, one space heater, two umbrellas and a barrier in connection with the restaurant at unit 22.	The CGCA objects to the change in hours. 08:00 is too early for tables and chairs use at this restaurant to begin, particularly on Sundays, as this will negatively affect residential amenity due to noise, particularly as the 32 chairs will invariably be set up before 8 a.m. Also, 8 a.m. is earlier than neighbouring properties have permission for tables and chairs use, thus this would set a dangerous precedent. Photos: http://goo.gl/Eq30ug , http://goo.gl/X9FT1o , http://goo.gl/TVUTWP & http://goo.gl/yHQlev Documents: http://goo.gl/MxY3QV Note: Renewal. No change in T&CH; reduction in heaters from three to one. Current hours: M-F 11:00-23:00. Proposed hours: M-SU 08:00-23:00.

5. Other Business

6. Next meetings & future presentations

- 6.1 9 February 2015
- 6.2 23 February 2015